

# U LINKING SPOKANE'S PAST & FUTURE P D A T E

SPOKANE  
PRESERVATION  
ADVOCATES  
Advocate · Educate · Preserve

SEPTEMBER 2024 • VOLUME 27 • ISSUE 3

## SPA'S 21ST ANNUAL HISTORIC HOME TOUR • CANNON STREETCAR SUBURB HISTORIC DISTRICT

● **A SPECIAL SPA INVITATION** ● You are invited to enjoy the newly listed Cannon Streetcar Suburb Historic District as you wander through four historic landmark homes. The houses were built in 1908 and 1909 in a residential neighborhood with neighboring homes and brick-paved city streets.

● **EARLY 20TH-CENTURY AMERICAN ARTS & CRAFTS** ● The four homes are excellent examples of early 20th-century American Arts & Crafts traditions with design influences from the Craftsman style. The four homes feature a variety of designs with one-and-one-half stories each, widely overhanging eaves, exposed rafter tails, decorative brackets, wood shingles and narrow-width clapboard siding, and false half-timbering in gable peaks.

● **COVERED PORCHES WITH BALUSTRADES & RAILINGS** ● All four homes are shaded by full-width covered front porches with balustrades and railings. With fine furnishings and finishes, the homes' interiors are embellished with a variety of polished oak floors, built-in furniture (bookcases, buffets/hutches, and more), and the finest ebony-finished fir and golden-oak woodwork rubbed to a rich patina.

● **ENJOY THE TOUR!** ●

● **LINDA YEOMANS** • Spokane Historic Preservation Specialist & Historian

### SPA'S ANNUAL 21ST HISTORIC HOME TOUR

PLEASE JOIN SPA AT THIS SPECIAL AUTUMN EVENT  
TOUR FOUR 20TH-CENTURY AMERICAN  
ARTS & CRAFTS HOMES  
CANNON STREETCAR SUBURB  
HISTORIC DISTRICT

SUN., SEPTEMBER 29, 2024 ● 12 NOON TO 4 PM

TICKETS \$20 PER PERSON ● UNDER 12 FREE  
AVAILABLE AT THE TOUR ● 1220 WEST 11TH AVENUE  
CASH • CHECK • CREDIT CARD • OR ONLINE AT  
[WWW.SPOKANEPRESERVATION.ORG](http://WWW.SPOKANEPRESERVATION.ORG)



925 SOUTH CEDAR STREET



1005 WEST 11TH AVENUE



1220 WEST 11TH AVENUE



1224 WEST 11TH AVENUE

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## MESSAGE FROM OUR PRESIDENT TRESA SCHMAUTZ



SPA President Tresa Schmautz

● **JENSEN-BYRD BUILDING** • Like many of you, SPA is deeply concerned about the future of the Jensen-Byrd Building in Spokane's University District. That is why we are laser focused on our efforts to preserve this historic and irreplaceable building.

Members of SPA leadership have been in several conversations where Washington State University has indicated their interest in demolishing the Jensen-Byrd, and we are working hard to ensure that does not become a reality.

### ● OUR ADVOCACY CENTERS ON THESE MAIN POINTS:

**FIRST** • WSU does not need to demolish the Jensen-Byrd to maintain, or even grow their Spokane Riverfront Campus. In 2019-2020, the Washington State Office of Financial Management hired NAC Architects to conduct a study of higher education facilities to identify updated methods and outcomes to prioritize the development, construction, and planning of future facilities. This study found that the WSU Spokane Riverfront campus currently boasts an average of 78,176 net assignable square feet (NASF) based on enrollment.[1] Further, enrollment at WSU Spokane has declined to approximately 1,260 students, and EWU has moved programs to the Catalyst Building. Enrollment projections indicate further declines are expected. Based on this study and enrollment expectations, SPA does not believe that additional space is needed at tax-payer expense.

**SECOND** • WSU has had numerous opportunities to redevelop the building without demolition. Multiple local developers have come forward to buy the Jensen-Byrd, lease the property, or adaptively reuse it as housing.[2] In fact, WSU's own 2014 Master Plan states that the University was reviewing multiple options. Few of these options have been made

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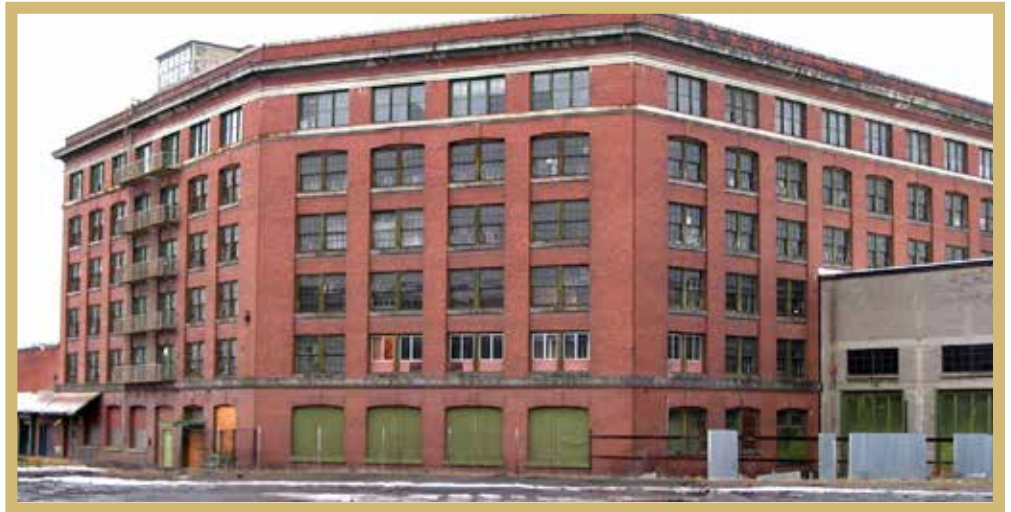
public. However, from what we have observed, WSU's attempts to engage redevelopment efforts have been half-hearted at best. For example, in 2018 a redevelopment agreement with JB LLC, headed by McKinstry, was suspended because the 2014 Master Plan needed revision.

**THIRD** • The Jensen-Byrd Building is subject to the City of Spokane Demolition Ordinance.

The replacement structure must have a footprint equal to or greater than

that of the building to be demolished and a floor area ratio equal to or greater than 60% of the structure to be demolished. That would mean the new structure would need to be over 100,000 sq ft rather than the 6,150 sq ft they have budgeted for. WSU could avoid these unnecessary costs to the taxpayer by siting their new clinic building somewhere else on their extensive campus. There are ample parking lots and grass lawns, all considered good ideas in 1996 when the first academic building was constructed at the Spokane campus. Environmental concerns have changed how we look at cars and lawns. Environmental and economic concerns could both be mitigated by choosing a different location.

**FOURTH** • The Jensen-Byrd Building is an irreplaceable historic asset that adds to the beauty, culture, and collective quality of life



The Historic Handsome Jensen-Byrd Structure in Spokane's University District.

in Spokane. It should be preserved for future generations. The Washington Trust for Historic Preservation describes it as "a visible downtown icon representing the significance of Spokane's early twentieth century prosperity" and has listed it on the Most Endangered Places list in 2006, again in 2012 when it was saved from the wrecking ball by concerned Spokane citizens, and now in 2024.[3] SPA leadership has a meeting in late September with 3rd District Representative Marcus Riccelli and a request to meet with Representative Timm Ormsby as well. In the coming weeks we will keep you updated and will be sending out opportunities for YOU to sound off and sign a petition to save the Jensen-Byrd, so please be on the lookout for the information coming soon. ●



Another View of the Historic Jensen-Byrd Building with a Cloud-Filled Sky.

[1] NAC Architecture and Ayers Saint Gross. (2019, August. Revised 2020, April). Higher Education Facility Study Prepared for the Washington State Office of Financial Management. [https://www.ofm.wa.gov/sites/default/files/public/publications/HigherEducationFacilityStudy\\_2020.pdf](https://www.ofm.wa.gov/sites/default/files/public/publications/HigherEducationFacilityStudy_2020.pdf).

[2] Washington Trust for Historic Preservation (2024). Most Endangered Places. [https://preservewa.org/most\\_endangered/jensen-byrd-building/](https://preservewa.org/most_endangered/jensen-byrd-building/)

[3] Washington Trust for Historic Preservation (2024). Most Endangered Places. [https://preservewa.org/mos\\_endangered/jensen-byrd-building/](https://preservewa.org/mos_endangered/jensen-byrd-building/)

WRITTEN BY  
● POLLYANNE BIRGE ● ADVOCACY/HERITAGE FUND CHAIR FOR  
● TRESA SCHMAUTZ ● SPA PRESIDENT

# HISTORIC PRESERVATION OFFICE UPDATE

● **LISTING PROPERTIES & MORE** • Since the last UPDATE newsletter, the Spokane Historic Landmarks Commission (SHLC) has been listing properties on the Spokane Register of Historic Places, as well as reviewing applications for the Special Tax Valuation incentive.

● **MULLIGAN-BRAZEAU HOUSE & GARAGE** • We listed the Mulligan-Brazeau House & Garage at 511 West 13th Avenue, a 1911 Craftsman style house mixed with Tudor Revival influences.

● **NAME CHANGE FOR THE MACK-KANE HOUSE** • We also added a historically significant garden to an existing listed property, the Mack-Kane House & Garage. As a result of the addition of the garden developed under the ownership of the Hayfields, the name was changed to the Mack-Hayfield-Kane House, Garage & Garden.

● **JUNE PROJECTS** • Three special valuation projects we reviewed in June were the 1907 commercial Kehoe Building at 5002 North Market Street in Hillyard, the 1910 Folsom House, and the 1909 Jones House. These properties represented more than \$2.35 million invested in Spokane's historic resources.

● **AUGUST NOMINATIONS** • The August 21st SHLC meeting included three properties nominated to the Spokane Register. The 1910 Hotel Collins at 701 West 2nd Avenue is a three-story Single Room Occupancy Hotel that is currently undergoing a rehabilitation project to create over 40 small apartments. The 1937 Irwin and Olive Cooke House & Garage at 521 West 27th Avenue is significant as an example of a clinker brick Tudor Revival Cottage built by contractor Gus Bouten, whose company is still in business today as Bouten Construction. The 1913 Fred and Winifred Wright House & Garage at 507 West 14th Avenue is an excellent example of a Craftsman Bungalow.

● **CITY OF MEDICAL LAKE & MORE** • Exciting news on the Spokane County front is that we finalized an interlocal agreement with the City of Medical Lake to allow the HPO/SHLC to provide preservation services within their jurisdiction. A funding priority of the Board of County Commissioners is to create agreements with small cities/towns (population under 5000) within Spokane County to offer a preservation program and the ability to list properties within their boundaries.

● **ORDINANCE UPDATES** • Finally, we are working on some ordinance updates concerning the review we have of demolitions outside of local historic districts and individually listed properties.

Currently ordinance SMC 17D.100.230 allows us to review demolitions in the downtown boundary area as well as in the 15 National Register Historic Districts. Our current proposal is to add the areas in Spokane that are zoned as Centers and Corridors to the places where we can review demolition of historically eligible properties.

● **TO LEARN MORE** • For full information as well as a few upcoming workshop dates, please visit our website at <https://www.historicspokane.org/centers-and-corridors>.

● MEGAN DUVAL • HISTORIC PRESERVATION OFFICER



1911 Mulligan-Brazeau House & Garage  
511 West 13th Avenue • The South Hill.



1907 Commercial Kehoe Building Olive Cooke  
5002 North Market Street • Hillyard.



1937 Irwin and Olive Cooke House & Garage  
701 West 27th Avenue • The South Hill.



1913 Fred and Winifred Wright House & Garage  
507 West 14th Avenue • The South Hill.

**SAVE THE DATE ● NOVEMBER 3RD!**

**SPA 9TH ANNUAL  
HISTORIC PRESERVATION  
AWARDS CEREMONY**

**SUN., NOVEMBER 3RD, 2024 ● 6 PM**

**MONTVALE EVENT CENTER  
1019 WEST FIRST AVENUE  
COMPLIMENTARY EVENT**

**FOR MORE INFO, VISIT  
[HTTPS://WWW.SPOKANEPRESERVATION.ORG](https://www.spokanepreservation.org)  
OR EMAIL DAVE SHOCKLEY AT  
[PRESERVATIONSPOKANE@GMAIL.COM](mailto:preservationspokane@gmail.com)**

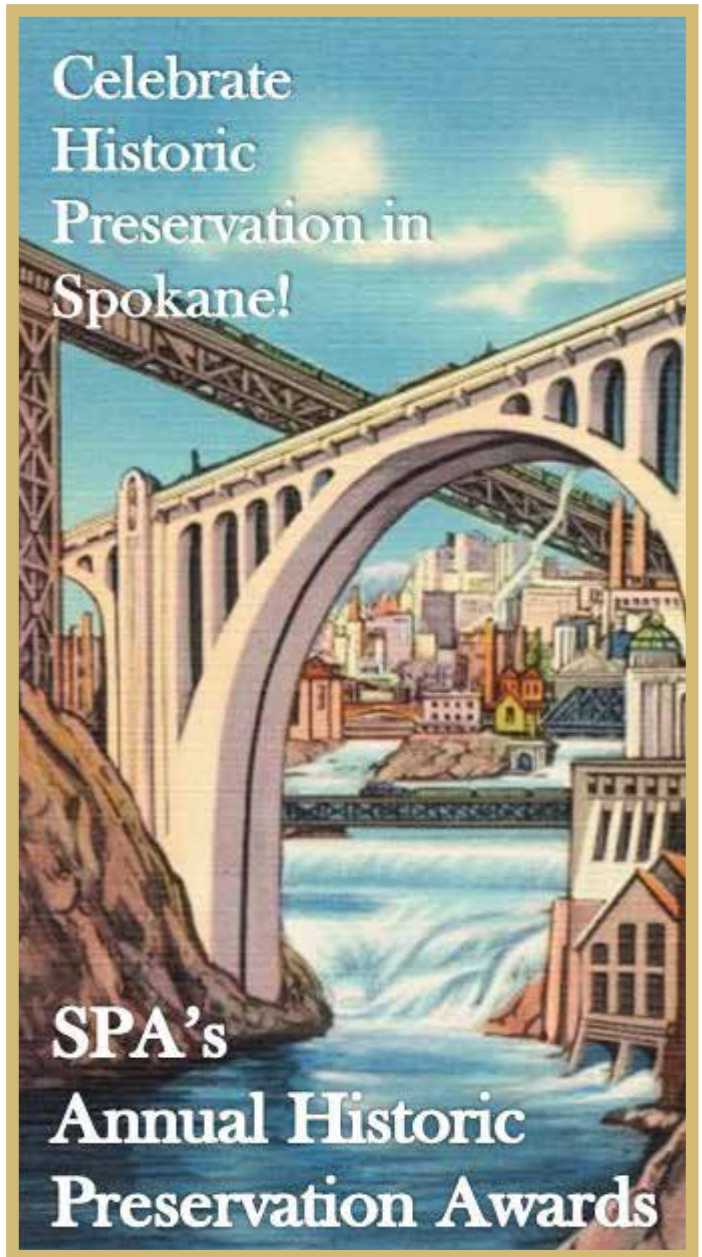
**SPA HERITAGE GRANT APPLICATION  
DEADLINE ● TUESDAY, OCTOBER 1ST**

**TO READ ABOUT HOW TO APPLY HERE, VISIT  
[HTTPS://WWW.SPOKANEPRESERVATION.ORG](https://www.spokanepreservation.org)  
OR EMAIL DAVE SHOCKLEY AT  
[PRESERVATIONSPOKANE@GMAIL.COM](mailto:preservationspokane@gmail.com)**

**ADVOCACY/HERITAGE FUND UPDATE**

Some good news! The City of Spokane, Mayor Brown and the Spokane Historic Office are working on the final draft of a Preservation of Salvageable Materials ordinance, commonly known as a “deconstruction ordinance.” Many cities across the U.S. have been implementing these types of measures to mitigate the waste from building demolition and also to preserve and conserve these finite and high-grade materials. SPA has been discussing and engaging on this legislative topic for a while, but with the tragic loss of Mary’s Place, the effort has recently gained more momentum. Of course, an ordinance of this nature wouldn’t have prevented the demolition of Mary’s Place, but it would have certainly ensured it was done with preservation and sustainability in mind. We will keep you updated on the process, but we are hearing the draft ordinance may go to a City Council committee sometime in September. Lastly, a quick reminder that the SPA Heritage Grants application deadline is October 1st. Read more about how to apply here: <https://www.spokanepreservation.org/preserve/> ○

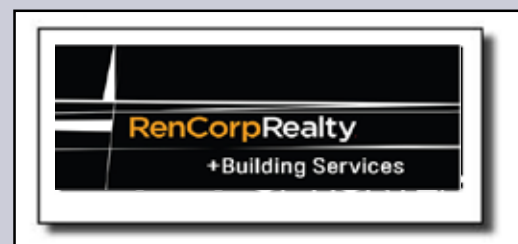
● POLLYANNE BIRGE ● ADVOCACY/HERITAGE FUND CHAIR



Recently Demolished Mary's Place by Providence Sacred Heart Medical Center.

SPOKANE PRESERVATION ADVOCATES IS GRATEFUL TO OUR GENEROUS SPONSORS:

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# New & Renewing

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### SPA MEMBERSHIP STATUS?

NOTE: Check your membership status by going to SPA'S website at [spokanepreservation.org](http://spokanepreservation.org). Click on Participate and scroll down to Renew Membership, then click on Renew. Either log in to your account or create a login for your account OR you can email Dave Shockley at [preservationspokane@gmail.com](mailto:preservationspokane@gmail.com), and Dave will email you the status of your membership. |

# UPDATE



PO Box 785  
SPOKANE, WA 99210

RETURN SERVICE REQUESTED

## SPA MISSION STATEMENT

THE MISSION OF SPOKANE PRESERVATION ADVOCATES IS TO PRESERVE AND ENHANCE THE HISTORIC CHARACTER OF SPOKANE AND SPOKANE COUNTY THROUGH ADVOCACY, EDUCATION AND PRESERVATION.



JOIN US AT SPOKANEPRESERVATION.ORG OR FILL OUT AND RETURN THIS FORM WITH YOUR CHECK TO: SPA • PO BOX 785 | SPOKANE, WA 99210

## JOIN SPOKANE PRESERVATION ADVOCATES NOW!

SPA IS A 501 (C) 3 NON PROFIT ORGANIZATION • YOUR SPA CONTRIBUTIONS ARE TAX-DEDUCTIBLE

NAME(S) \_\_\_\_\_  
ADDRESS \_\_\_\_\_ + \_\_\_\_\_  
PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

CHOOSE YOUR LEVEL OF MEMBERSHIP ✓	GREAT BENEFITS FOR BEING A MEMBER OF SPA	SPA VOLUNTEER COMMITTEES ✓
<ul style="list-style-type: none"> <li><input type="radio"/> STUDENT. . . . . \$10</li> <li><input type="radio"/> INDIVIDUAL . . . . . \$30</li> <li><input type="radio"/> FAMILY . . . . . \$50</li> <li><input type="radio"/> CENTURION. . . . . \$100</li> <li><input type="radio"/> PRESERVER . . . . . \$250</li> <li><input type="radio"/> PATRON. . . . . \$500</li> <li><input type="radio"/> BENEFACTOR. . . . . \$1000</li> <li><input type="radio"/> I would like to make an additional contribution of \$ _____ to the <b>HERITAGE FUND</b>, SPA's fund for local preservation projects.</li> </ul>	<ul style="list-style-type: none"> <li>● <b>QUARTERLY SPA UPDATE</b> newsletter by email and/or U.S. Mail</li> <li>● <b>UPDATES</b> on critical preservation issues</li> <li>● <b>MEMBERSHIP SOCIALS</b> held in unique historic Inland Northwest buildings</li> <li>● <b>INVITATIONS</b> to special events throughout the year</li> <li>● <b>GREAT OPPORTUNITIES</b> to join a committee and volunteer</li> <li>● <b>COMMUNITY CONNECTIONS</b> with civic-minded folks in our community</li> </ul>	<ul style="list-style-type: none"> <li>● <b>LET US KNOW</b> if you would like to volunteer for one of our SPA committees:</li> <li><input type="radio"/> <b>ADVOCACY</b></li> <li><input type="radio"/> <b>COMMUNICATIONS</b></li> <li><input type="radio"/> <b>DEVELOPMENT</b></li> <li><input type="radio"/> <b>DOING-IT!</b></li> <li><input type="radio"/> <b>EDUCATION</b></li> <li><input type="radio"/> <b>SPECIAL EVENTS</b></li> <li><input type="radio"/> <b>HERITAGE FUND</b></li> </ul>